POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
MAY 21, 2018
6:00 PM

1. Call to Order **Mayor Copeland**

Mayor Copeland called the meeting to order at 6:00 p.m.

Mayor Copeland introduced Honorary Mayor for the Day, Ms. Aubrey Kekiwi, who was in attendance for the meeting.

2. Roll Call

The City Clerk, Ms. Janis Price called roll for the meeting:

Mayor Billy Copeland	Present
Mayor Pro Tem Kamali Varner	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Present
Councilmember Roger Pruitt	Absent (due to family illness)
Councilmember Rufus Stewart	Present
Councilmember Sandra Vincent	Present
Ms. Aubrey Kekiwi, Honorary Mayor	Present

Others in attendance for the meeting were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Human Resources Director, Mr. Carla Tuck; Public Works Director, Mr. Ronnie Thompson; Technology Services Specialist, Mr. Brian Linton; Executive Assistant, Ms. Trisha Colpetzer; and Technology Services Technician, Mr. Arrigo Evans.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda, with the exception of the removal of Item 11. Councilmember Vincent motioned, and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

4. Pledge to the Flag

Councilmember Pruett led the Pledge to the Flag.

5. Invocation

The Reverend Bert Neal, Pastor of Wesley Chapel United Methodist Church gave the Invocation.

6. Approval of the Consent Agenda

A. Approval for the City of McDonough to pay the full and entire cost to energize the lightning system required and the installation for the roundabout at the SR 81 and Postmaster Drive intersection including operation/maintenance thereof; authorization for the Mayor to sign "Indication of Lighting Support" document.

B. Approval of a Temporary Construction License Agreement between the City of McDonough and Continental 367 Fund LLC to connect South Point Boulevard with a temporary asphalt binder to allow the road to be used until the permanent connection is installed; authorization for the Mayor to sign the agreement and there will be no cost to the City.

C. Approval of a Master Services Agreement between the City of McDonough and WN Holdings, LLC dba Malone Design/Fabrication for work to be done in the C.O. Polk Interactive Museum; purchases including furniture, screen, mailboxes, signage, shelving, mirror, exhibition wall, etc.; cost of project will be $83,505.00 and will be paid from SPLOST IV funds; authorization for the Mayor to sign the agreement.

D. Approval of a General Addendum to the Georgia Municipal Employees Benefit Retirement Plan Adoption Agreement and approval/adoption of an Ordinance to amend and restate the Retirement Plan; authorization for the Mayor to sign the Addendum to the Adoption Agreement and the Ordinance.

E. Approval to allow Callaway Grading Inc. to upgrade and install a 6-inch Water main in the alley behind 15 & 19 Griffin Street at a project/contingency cost of $54,943.90 and will be paid from the Water Distribution Department's budget.

F. Approval of a Budget Amendment Resolution to amend the FY 2017-2018 Budget for approved transactions in various funds ad authorization for the Mayor to sign resolution.

Mayor Copeland called for a motion to approve the Consent Agenda, Items A through F. Councilmember Stewart motioned, and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

7. Proclamations:

Mrs. Mary Corene Elliott Ford Day
National Skilled Nursing Care Week
Susan B. Cagle Day

Mayor Copeland called for a motion to make the Proclamations for Mrs. Mary Corene Elliott Ford Day, National Skilled Nursing Care Week and Susan B. Cagle Day a part of the minutes of the meeting. Councilmember Elrod motioned, and Councilmember Pruett seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

8. Public Comments

1. Ms. Audrey Kekiwi - Honorary Mayor
2. Mr. Johnny Wiggins – 55 & Older Softball (*Not in attendance for meeting)

9. Presentation Henry Co. Development Authority, Mr. Leonard Sledge, Exec. Director **Mayor Copeland**

Mayor Copeland invited Mr. Leonard Sledge, Executive Director of the Henry County Development Authority to the podium to present updates from 2017, relative to the work of the Development Authority in attracting new business and business development within the county. After the presentation, some discussion ensued.

10. Presentation/Update Hands of Hope Clinic BJ Mathis and Aura Bryan **Mr. Keith Dickerson**

City Administrator, Mr. Keith Dickerson introduced Ms. B.J. Mathis to offer a presentation regarding the history and mission of the Hands of Hope Clinic. After the presentation, some discussion took place.

11. Discussion of Phi Beta Sigma Fraternity Trae Johnson **Mr. Dickerson**

(This item was removed when the meeting agenda was approved)

12. Community Development Items

A. **Re-review the PEDCOR project** as relating to approval of the TEFRA documents and authorization for the Mayor to sign TEFRA documents — Mr. Dickerson, Mr. Rodney Heard

Mr. Heard re-reviewed the PEDCOR Project and the approval of the TEFRA documents. After Mr. Heard spoke, Mr. Brandon Delk addressed Mayor and Council regarding the proposed project and the purpose of the TEFRA documents. After the review, discussion ensued. After much discussion, it was determined that this proposed project will be revisited further before any determinations are made.

B. **Zoning Map Amendment - Annexation + Rezoning** Mr. Heard

Case Number: 180103 Council District: 4, Kam Varner
Applicant: Ridgeline Property Group for McDonough Commerce Center II
Address/Location: Hwy 42 S Tract Acreage: 81.17 +/- total acres
Petition Request: M-1 (Light Industrial) - City
Existing Zoning: AR (Residential Agriculture) - Henry County
Location: Hwy 155 Village Activity Center (Hwy 155 S & Hwy 42 S) - City Gateway Tax Parcel ID: 108-01027002
Land Lot(s): 186, 187, 198 and 199 of the 7th District
Meetings: MCC Workshop (04/05/18) **MCC Public Hearing (05/21/18)**
MPC Workshop (04/10/18), MPC Public Review (05/15/18)

Mr. Heard reviewed the petition for annexation and rezoning for case number 180103. Mr. Mike Gray, owner of Ridgeline Property Group was in attendance and spoke at the meeting. After the review, discussion ensued.

Mayor Copeland opened the Public Hearing relative to annexation. No one spoke in favor. Mr. Walter Watson and Mr. Calvin Sims spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Pro Tem Varner motioned to approve the annexation Ordinance 18-05-21001(A); and Councilmember Pruett seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

Mayor Copeland opened the Public Hearing relative to rezoning. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Pro Tem Varner motioned to approve rezoning for case 180103, and to approve Ordinance 18-05-21001(Z); and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

C. **Zoning Map Amendment – Rezoning** Mr. Heard
Case Number: 180309 Council District: 4, Kam Varner
Applicant(s): General Holdings Unlimited, Inc.
Address/Location: Pod R, Phase 2 – Avalon PUD
Petition Request: R-50 (Single Family Residential) w/ new conditions
Existing Zoning: R-50 (Single Family Residential) w/ conditions per ORD 13-11-18003(Z)
Location: Vacant, undeveloped land with remaining area of Pods R within southwest quadrant of Exit 218 West, I-75 Corridor along Westridge Parkway
Tax Parcel ID: 076-01012001 Land Lot(s): 223 and 224 of the 7th District
Tract Acreage: 24.0 +/- total acres
Meetings:

MCC Workshop (04/05/18) **MCC Public Hearing (05/21/18)**
MPC Workshop (04/10/18) MPC Public Review (05/15/18)

Mr. Heard reviewed the petition for rezoning in case number 180309. Mr. Dale Hall was in attendance on behalf of the Applicant.

Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Pro Tem Varner motioned to approve the rezoning to R-50 (Single Family Residential) with conditions, which is Ordinance 18-05-21002(Z); and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

13. Discussion of Revenues and Expenditures Of the General Fund, SPLOST Funds and Hotel/Motel Fund — Mr. Mike Clark

Finance Director, Mr. Mike Clark presented an update regarding revenues and expenditures of the General Fund, SPLOST Funds and Hotel/Motel Fund.

14. Discussion of a tree assessment at the Square — Mr. Dickerson

City Administrator, Mr. Keith Dickerson discussed the assessment of the health of the trees on the square; and he said it has been determined that one tree is diseased and must be removed for safety issues.

15. Presentation of the 2018-2019 Budget — Mr. Dickerson

Mr. Dickerson presented the 2018-2019 Proposed Budget to Mayor and Council.

16. Approval of Minutes of the May 3, 2018 City Council Workshop

Mayor Copeland called for a motion to approve the Minutes of the May 3, 2018, City Council Workshop. Councilmember Pruett motioned, and Councilmember Elrod seconded. The vote was five in favor. Those voting in favor were Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Mayor Copeland did not vote, having not been in attendance for the May 3 Workshop Meeting; and Councilmember Pruitt was not in attendance at the meeting.

17. Unscheduled Public Comments

1. Ms. Taira Castoria
2. Ms. Diana Batson

3. Mr. Walter Watson

18. Executive Session (if needed) for: Litigation O.C.G.A. 50-14-2
Real Estate O.C.G.A. 50-14-3 (b)(1)
Personnel O.C.G.A. 50-14-3 (b)(2)

Mayor Copeland called for a motion to go into Executive Session for Real Estate, O.C.G.A. 05-14-3 (b) (1), and for Personnel, O.C.G.A. 50-14-3 (b) (2). Councilmember Stewart motioned and Councilmember Pruett seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

Mayor Copeland called for a motion to return to Regular Session. Councilmember Elrod motioned, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

Mayor Copeland announced there was one action item as a result of Executive Session. Councilmember Pruett motioned to approve the purchase of the property located at 162 Keys Ferry Street, McDonough, Georgia, for the purchase price of $400,000; authorization for the Mayor to execute the Purchase and Sales Agreement between the City of McDonough (the purchaser) who agrees to buy, and Sandra B. McGarity and McGarity Properties, LLLP (collectively the "seller") who agrees to sell certain real property; and the approval for the Mayor to sign all other documents necessary to complete the purchase of this property. Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

19. City Administrator, City Attorney, City Clerk Comments

20. Councilmembers and Mayor Comments

21. Adjournment

Mayor Copeland called for a motion to adjourn. Councilmember Stewart motioned, and Councilmember Pruett seconded. All stood in favor.

The meeting adjourned at 9:49 p.m.

OPEN MEETINGS COMPLIANCE NOTICE: This is a regularly scheduled meeting of Mayor and Council of the City of McDonough duly noticed pursuant to the requirements of the Georgia Open Meetings Law (O.C.G.A. § 50-14-1, et seq). Notice of the meeting was published in the Henry Herald on February 7, 2018; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.